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AN ORDINANCE **99335**

AMENDING CHAPTER 35 OF THE CITY CODE THAT
CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF
THE CITY OF SAN ANTONIO BY CHANGING THE
CLASSIFICATION OF AND REZONING CERTAIN PROPERTY
DESCRIBED HEREIN.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2004107 S

The rezoning and reclassification of property from "R-4" Residential Single-Family District to "R-4 S" Residential Single-Family District with Specific Use Authorization for a Group Day Care Home on the property listed as follows:

Lot 11, Block 13, NCB 10176

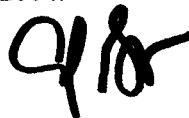
SECTION 2. The City Council finds as follows: (1). Such use will not be contrary to the public interest. (2). Such use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district. (3). Such use will be in harmony with the spirit and purpose as set forth in Section 35-423, "Specific Use Authorization" of the Unified Development Code. (4). The use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, "Specific Use Authorization" of the Unified Development Code. (5). The use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council approves this Specific Use Authorization so long as the following conditions are met: (a) Outdoor play space shall not be permitted within the front yard. (b) No signs shall be permitted except for a name plate not exceeding one (1) square foot in size and attached to the main structure (c) Outdoor play space shall be enclosed by a six-foot solid screen fence

SECTION 4. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -491.

SECTION 5. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 10th day of June, 2004.



M A Y O R

EDWARD D. GARZA

ATTEST:


City Clerk

APPROVED AS TO FORM:


for CITY ATTORNEY